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**LEGAL NOTICE
NOTICE OF PUBLIC HEARING ON PROPOSED CHANGES
TO THE ZONING BYLAW
SCITUATE PLANNING BOARD**

Notice is hereby given pursuant to M.G.L. Chapter 40A Section 5 that a Public Hearing will be held by the Scituate Planning Board on Thursday, December 8, 2022 at 7:30 P.M. in the Select Board Hearing Room, Town Hall, 600 Chief Justice Cushing Highway, Scituate, Massachusetts to consider amendments to the Scituate Zoning Bylaw as described below. These amendments will appear as articles on the Warrant for the Annual Town Meeting commencing April 10, 2023. All references below to Sections refer to sections of the Zoning Bylaw.

1. Section 720 – Common Driveways
Delete the existing Common Driveway Section and replace it with a new Section 720 to add more design and construction criteria for Common Driveways and to change the length of Common Driveways.
2. Section 760 Parking Requirements
 - A. Section 760.8 B. Off-Street Parking Requirements - Add “at the discretion of the Planning Board” at the end of the paragraph.
 - B. Section 760.8 C. Parking Reduction Methods – Delete the word “increase” and add the word “decrease” in its place and delete the word “reduction” and add the word “requirements” in its place in the descriptive paragraph.
 - C. Section 760.8 C. 2 a). Shared Parking and Mixed Use. – Delete first portion of existing a) up to the colon and add new language “When there is a combination of uses on-site using shared parking lots with offset peak demand times under one or more of the following conditions:”
 - D. Section 760.8 C. 4.- Delete “for employees” from the first sentence.
 - E. Section 760.8 C. 4. b) – Delete “accessor”y from the sentence.
 - F. Section 760.8 C. 4. c) – Add the phrase “containing the off-site parking area “after guaranteeing long term use of the site.
 - G. Section 760.8 F. 4. Street Screening - Change the second sentence to read “A 5-foot wide buffer area is required and shall include a wall or fence and landscaping that provides a sight screen”.

The text of the current Zoning Bylaw and the complete text of the proposed

amendments to the Zoning Bylaw are available for inspection during the normal hours of business of the Scituate Town Hall at the offices of the Town Clerk and the Planning Board at Town Hall, 600 Chief Justice Cushing Highway, Scituate, Massachusetts and on the Town of Scituate website on the Planning Board web page under proposed bylaw changes. Any person wishing to comment on these proposed zoning amendments should appear at the public hearing at the time and place designated above. Written comments on the zoning amendments will also be accepted by the Planning Board prior to the public hearing.

Patricia Lambert, Chair, Scituate Planning Board